CAPITALAND LIMITED

(Incorporated in the Republic of Singapore)
Company Registration No.: 198900036N

ANNOUNCEMENT

ESTABLISHMENT OF INDIRECT ASSOCIATED COMPANY, CAPITALAND XINYUN (HANGZHOU) REAL ESTATE DEVELOPMENT CO., LTD

CapitaLand Limited ("CapitaLand") wishes to announce the establishment of the following indirect associated company incorporated in The People's Republic of China:

Name	:	CapitaLand Xinyun (Hangzhou) Real Estate Development Co., Ltd ("CapitaLand Xinyun")
Principal Activity	:	Project Development
Registered Capital	:	USD22 million

CapitaLand (China) Investment Co., Ltd, an indirect wholly-owned subsidiary of CapitaLand, holds 20% of the registered capital of CapitaLand Xinyun, whilst the other 80% is held by Gainzillion Pte. Ltd., a 37.5% indirect associated company of CapitaLand. CapitaLand's effective interest in CapitaLand Xinyun is 50%.

By Order of the Board

Ng Chooi Peng
Assistant Company Secretary
10 July 2006